

142.0

0009

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

807,700 / 807,700

USE VALUE:

807,700 / 807,700

ASSESSED:

807,700 / 807,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		HIGHLAND AVE, ARLINGTON

## OWNERSHIP

Unit #: 

Owner 1:	BRENNAN ROBERT E
Owner 2:	
Owner 3:	

Street 1: 146 HIGHLAND AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry:  Own Occ: YPostal: 02476 Type: 

## PREVIOUS OWNER

Owner 1: BRENNAN ROBERT E &amp; JOYCE C -

Owner 2: -

Street 1: 146 HIGHLAND AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry: 

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Vinyl Exterior and 1768 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	351,700		456,000	807,700		92278
							GIS Ref
							GIS Ref
							Insp Date
							11/29/17

 Total Card / Total Parcel  
 807,700 / 807,700  
 807,700 / 807,700  
 807,700 / 807,700

 APPRAISED:  
 USE VALUE:  
 ASSESSED:

 11/29/17  
 !11055!

## USER DEFINED

Prior Id # 1:	92278
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:16:03
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN ROBERT	46100-146		9/16/2005	Family	99	No	No		
O'BRIEN MICHAEL	22786-408		12/30/1992		165,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/25/1996	156		20,000					ADD 2ND FLOOR	11/29/2017	MEAS&NOTICE	HS	Hanne S
									1/22/2009	Measured	372	PATRIOT
									11/23/1999	Mailer Sent		
									11/16/1999	Measured	256	PATRIOT
									12/1/1981		MS	
									Sign:	VERIFICATION OF VISIT NOT DATA		

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6	- Colonial			Full Bath: 2	Rating: Good																
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating:																
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1											
Color: WHITE				A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Fpl: 1	Rating: Good			Other													
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper													
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2													
Year Blt: 1954	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct:	Fact: .			Floor:				Totals	RMS: 9	BRs: 4	Baths: 2	HB: 1									
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL									
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	9	4										
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Additions:													
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:													
Sec Int Wall: 1	%			Economic:				Baths:													
Partition: T	- Typical			Special:				Plumbing:													
Prim Floors: 3	- Hardwood			Override:				Electric:													
Sec Floors: 1	%			Total: 18.6 %			Heating:														
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				General:	1	9	4										
Subfloor:				Basic \$ / SQ: 125.00				<b>COMPARABLE SALES</b>													
Bsmnt Gar: 1				Size Adj.: 1.24389136				Rate	Parcel ID	Typ	Date	Sale Price									
Electric: 3	- Typical			Const Adj.: 0.99989998																	
Insulation: 2	- Typical			Adj \$ / SQ: 155.471																	
Int vs Ext: S				Other Features: 109250																	
Heat Fuel: 2	- Gas			Grade Factor: 1.00																	
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod: 1.00																	
% Heated: 100				LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 432020																	
% Com Wall	% Sprinkled:			Depreciation: 80356																	
				Depreciated Total: 351665																	
<b>MOBILE HOME</b>				Make:				WtAv\$/SQ:	AvRate:	Ind.Val											
				Model:																	
				Serial #:				Juris. Factor:		Before Depr:	155.47										
				Year:				Special Features:	0	Val/Su Net:	124.72										
				Color:				Final Total:	351700	Val/Su SzAd	198.93										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 142.0-0009-0003.0								<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:				Total Special Features:									Total:							